

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/3 ARMY AVENUE RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$759,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Reservoir

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/616 GILBERT ROAD RESERVOIR VIC 3073	\$720,000	16-Oct-21
3/128 MCMAHON ROAD RESERVOIR VIC 3073	\$737,000	16-Oct-21
4/35 CROOKSTON ROAD RESERVOIR VIC 3073	\$749,000	11-Dec-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 01 May 2022

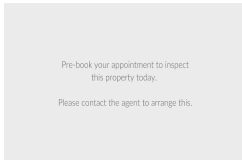


3/616 GILBERT ROAD RESERVOIR VIC 3073

Sold Price **\$720,000** Sold Date **16-Oct-21**

 2  1  1

Distance -



3/128 MCMAHON ROAD RESERVOIR VIC 3073

Sold Price **\$737,000** Sold Date **16-Oct-21**

 2  1  2

Distance -



4/35 CROOKSTON ROAD RESERVOIR VIC 3073

Sold Price **\$749,000** Sold Date **11-Dec-21**

 2  1  1

Distance **2.97km**

RS = Recent sale **UN** = Undisclosed Sale

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